

TABLE OF CONTENTS

Section	Page
1.0 EXECUTIVE SUMMARY	1.0-1
1.1 Purpose and Scope of the PEIR	1.0-1
1.2 Project Summary.....	1.0-2
1.3 Summary of Environmental Impacts and Mitigation Measures	1.0-3
1.4 Potential Areas of Controversy.....	1.0-4
1.5 Summary of Project Alternatives.....	1.0-4
2.0 PROJECT DESCRIPTION.....	2-1
2.1 Introduction	2-1
2.2 Environmental Setting	2-4
2.3 History of Project Changes	2-21
2.4 Project Description.....	2-2 <u>32</u>
3.0 ENVIRONMENTAL ANALYSIS	3.0-1
3.1 Agricultural Resources.....	3.1-1
3.1.1 Existing Conditions.....	3.1-1
3.1.2 Thresholds of Significance	3.1-2
3.1.3 Impact Analysis	3.1-2
3.1.4 Mitigation Framework	3.1-5
3.1.5 Significance of Impact with Mitigation Framework	3.1-5
3.2 Air Quality	3.2-1
3.2.1 Existing Conditions.....	3.2-1
3.2.2 Thresholds of Significance	3.2-13
3.2.3 Impact Analysis	3.2-13
3.2.4 Mitigation Framework	3.2-17
3.2.5 Significance of Impact with Mitigation Framework.....	3.2-18
3.3 Biological Resources	3.3-1
3.3.1 Existing Conditions.....	3.3-1
3.3.2 Thresholds of Significance	3.3-20
3.3.3 Impact Analysis	3.3-2 <u>10</u>
3.3.4 Mitigation Framework	3.3-2 <u>87</u>
3.3.5 Significance of Impact with Mitigation Framework.....	3.3-3 <u>32</u>
3.4 Geologic Conditions	3.4-1
3.4.1 Existing Conditions.....	3.4-1
3.4.2 Thresholds of Significance	3.4-8
3.4.3 Impact Analysis	3.4-8
3.4.4 Mitigation Framework	3.4-10
3.4.5 Significance of Impact with Mitigation Framework.....	3.4-11
3.5 Health and Safety	3.5-1
3.5.1 Existing Conditions.....	3.5-1
3.5.2 Thresholds of Significance	3.5- <u>108</u>
3.5.3 Impact Analysis	3.5- <u>109</u>

3.5.4	Mitigation Framework	3.5-1	<u>75</u>
3.5.5	Significance of Impact with Mitigation Framework.....	3.5-1	<u>86</u>
3.6	Historic Resources	3.6-1	
3.6.1	Existing Conditions.....	3.6-1	
3.6.2	Thresholds of Significance	3.6-7	
3.6.3	Impact Analysis	3.6-7	
3.6.4	Mitigation Framework	3.6-9	
3.6.5	Significance of Impact with Mitigation Framework.....	3.6-	<u>3323</u>
3.7	Hydrology	3.7-1	
3.7.1	Existing Conditions.....	3.7-1	
3.7.2	Thresholds of Significance	3.7-4	
3.7.3	Impact Analysis	3.7-4	
3.7.4	Mitigation Framework	3.7-5	
3.7.5	Significance of Impact with Mitigation Framework.....	3.7-6	
3.8	Land Use	3.8-1	
3.8.1	Existing Conditions.....	3.8-1	
3.8.2	Thresholds of Significance	3.8-24	
3.8.3	Impact Analysis	3.8-25	
3.8.4	Mitigation Framework	3.8-35	
3.8.5	Significance of Impact with Mitigation Framework.....	3.8-36	
3.9	Mineral Resources	3.9-1	
3.9.1	Existing Conditions.....	3.9-1	
3.9.2	Thresholds of Significance	3.9-2	
3.9.3	Impact Analysis	3.9-2	
3.9.4	Mitigation Framework	3.9-4	
3.9.5	Significance of Impact with Mitigation Framework.....	3.9-4	
3.10	Noise	3.10-1	
3.10.1	Existing Conditions.....	3.10-1	
3.10.2	Thresholds of Significance	3.10-	<u>2017</u>
3.10.3	Impact Analysis	3.10-	<u>2017</u>
3.10.4	Mitigation Framework	3.10-	<u>2923</u>
3.10.5	Significance of Impact with Mitigation Framework.....	3.10-	<u>3226</u>
3.11	Paleontological Resources	3.11-1	
3.11.1	Existing Conditions.....	3.11-1	
3.11.2	Thresholds of Significance	3.11-7	
3.11.3	Impact Analysis	3.11-7	
3.11.4	Mitigation Framework	3.11-8	
3.11.5	Significance of Impact with Mitigation Framework.....	3.11-12	
3.12	Population and Housing.....	3.12-1	
3.12.1	Existing Conditions.....	3.12-1	
3.12.2	Thresholds of Significance	3.12-2	
3.12.3	Impact Analysis	3.12-2	
3.12.4	Mitigation Framework	3.12-3	
3.12.5	Significance of Impact with Mitigation Framework.....	3.12-4	
3.13	Public Services and Facilities	3.13-1	
3.13.1	Existing Conditions.....	3.13-1	

3.13.2	Thresholds of Significance	3.13-1
3.13.3	Impact Analysis	3.13-1
3.13.4	Mitigation Framework	3.13-2
3.13.5	Significance of Impact with Mitigation Framework.....	3.13-3
3.14	Public Utilities	3.14-1
3.14.1	Existing Conditions.....	3.14-1
3.14.2	Thresholds of Significance	3.14-8
3.14.3	Impact Analysis	3.14-8
3.14.4	Mitigation Framework	3.14-165
3.14.5	Significance of Impact with Mitigation Framework.....	3.14-176
3.15	Transportation/Traffic/Circulation/Parking	3.15-1
3.15.1	Existing Conditions.....	3.15-1
3.15.2	Thresholds of Significance	3.15-11
3.15.3	Impact Analysis	3.15-11
3.15.4	Mitigation Framework	3.15-21
3.15.5	Significance of Impact with Mitigation Framework.....	3.15-23
3.16	Visual Effects and Neighborhood Character	3.16-1
3.16.1	Existing Conditions.....	3.16-1
3.16.2	Thresholds of Significance	3.16-7
3.16.3	Impact Analysis	3.16-7
3.16.4	Mitigation Framework	3.16-12
3.16.5	Significance of Impact with Mitigation Framework.....	3.16-13
3.17	Water Quality.....	3.17-1
3.17.1	Existing Conditions.....	3.17-1
3.17.2	Thresholds of Significance	3.17-5
3.17.3	Impact Analysis	3.17-5
3.17.4	Mitigation Framework	3.17-9
3.17.5	Significance of Impact with Mitigation Framework.....	3.17-10
3.18	Theoretical Buildout Scenario	3.18-1
4.0	GROWTH INDUCEMENT.....	4-1
5.0	CUMULATIVE IMPACTS.....	5-1
5.1	Cumulative Impact Analysis.....	5-1
5.2	Global Warming.....	5-17
5.3	Mitigation Framework	5-3127
5.4	Significance of Impact with Mitigation Framework.....	5-3328
6.0	OTHER MANDATORY DISCUSSION AREAS.....	6-1
6.1	Significant Irreversible Environmental Changes	6-1
6.2	Unavoidable Significant Environmental Impacts	6-1
6.3	Areas of No Significant Impact	6-1
7.0	ALTERNATIVES ANALYSIS.....	7-1
7.1	Introduction.....	7-1
7.2	Project Objectives	7-1

7.3	Comparative Analysis of Alternatives	7-2
7.3.1	Alternatives Considered but Rejected From Further Analysis	7-2
7.3.2	Alternatives Analyzed in this Section.....	7-6
7.4	Environmentally Superior Alternative.....	7- <u>31</u> 26
8.0	CERTIFICATION	8-1
8.1	EIR Preparation.....	8-1
<u>9.0</u>	<u>Mitigation, Monitoring, and Reporting Program.....</u>	<u>9-1</u>

APPENDICES

Appendix A: NOP, Scoping Letter, and Responses

Appendix B: Vehicular Greenhouse Gas Emissions Calculations Table

Appendix C: Comment Letters and Responses

LIST OF TABLES

Table		Page
1.0-1	Summary of Significant Impacts and Mitigation Framework to Reduce the Effects	1 <u>0</u> -7
2.2-1	Existing Park and Open Space Acres Within the City of San Diego.....	2-10
2.2-2	Community Planning Area Population-Based Park Summary	2-12
2.2-3	Fire Station/Lifeguard Facility Construction.....	2-16
2.2-4	Fire-Rescue Emergency Response Vehicle Equipment Deliveries and Orders.....	2-17
2.4-1	Relationship Among Elements and Topics.....	2-2 <u>5</u> 4
2.4-2	City of San Diego Regional Forecast Population and Housing (2004 to 2030)	2-2 <u>6</u> 5
2.4-3	Public Facilities and Services Topics	2-40
3.2-1	California and Federal Air Quality Standards	3.2-5
3.2-2	CO Emission Trends for SDAB.....	3.2-7
3.2-3	Ozone Air Quality Trend	3.2-7
3.2-4	NO _x Emissions Trends for SDAB	3.2-8
3.2-5	ROG Emission Trends for SDAB	3.2-8
3.2-6	PM ₁₀ Emission Trends for SDAB	3.2-9
3.2-7	Vehicular Greenhouse Gas Emissions	3.2- <u>2</u> 17
3.3-1	Habitat Types within the City of San Diego.....	3.3-2
3.3-2	Local Special Status Plant Species Potential Presence and Status	3.3-13
3.3-3	Local Special Status Animal Species Potential Presence and Status.....	3.3-15
3.3-4	Upland Mitigation Ratios.....	3.3-2 <u>9</u> 8
3.4-1	Seismic Hazards.....	3.4-4
3.4-2	Geologic Hazards.....	3.4-6
3.5-1	Average Yearly Rainfall in San Diego	3.5-3
<u>3.5-2</u>	<u>Summary of the Part 77 Notification Criteria.....</u>	<u>3.5-9</u>
3.8-1	Existing Land Use.....	3.8-1
3.8-2	Planned Land Use	3.8-2
3.8-3	Breakdown of Vacant Developable Land	3.8-4
3.9-1	Description of Mineral Zones	3.9-1
3.10-1	Typical Noise Level for Common Indoor and Outdoor Activities	3.10-2
3.10-2	Typical Construction Phase Noise Levels	3.10- <u>7</u> 6
3.10-3	FHWA Noise Abatement Criteria.....	3.10-9
3.10-4	State of California Interior and Exterior Noise Standards	3.10-1 <u>1</u> 0
3.10-5	Noise Limits by Land Use Type and Time of Day	3.10-1 <u>4</u> 4
3.10-6	1979 General Plan – Land Use – Noise Level Compatibility Standard	3.10-1 <u>5</u> 2
3.10-7	Draft General Plan – Land Use – Noise Compatibility Guidelines	3.10-1 <u>7</u> 4
3.10-8	Land Use Compatibility for Community Noise Environment.....	3.10-1 <u>9</u> 6
3.10-9	Typical Noise Attenuation Methods to Insulate the Noise Receiver.....	3.10-3 <u>1</u> 25
3.11-1	Geologic Formations and Paleontological Resource Potential.....	3.11-6
3.12-1	Regional Forecast Population and Housing (2004-2030).....	3.12-1
3.15-1	Roadway Level of Service	3.15-6
3.15-2	Citywide Existing Roadway Miles	3.15-6
3.15-3	Citywide Existing Vehicle Miles Traveled (VMT)	3.15-7
3.15-4	Citywide Existing Percent of Travel Mode for All Trip Purposes	3.15-7

3.15-5	Citywide Existing Percent of Peak Hour Home-to-Work Travel Mode	3.15-8
3.15-6	Comparison of Citywide Roadway Miles.....	3.15-12
3.15-7	Comparison of Citywide VMT	3.15-13
3.15-8	Comparison of Citywide Peak Period Travel Mode (Year 2030 vs. Year 2005) ..	3.15-16
3.15-9	Comparison of Citywide Daily Travel Mode (Year 2030 vs. Year 2005).....	3.15-16
3.15-10	Comp. of Citywide Home-to-work Peak Period Travel Mode (2030 vs. 2005)....	3.15-17
3.15-11	Comp. of College Area Home-to-work Peak Period Travel Mode (2030 vs. 2005)	3.15-18
3.15-12	Comp. of University Home-to-work Peak Period Travel Mode (2030 vs. 2005)..	3.15-19
3.15-13	Comp. of Uptown Home-to-work Peak Period Travel Mode (2030 vs. 2005).....	3.15-20
3.16-1	Community Plan Identified Public Vantage Points	3.16-14
3.17-1	Impaired Water Bodies within the City of San Diego	3.17-2
<u>3.18-1</u>	<u>Comparison between the Theoretical Build Out Scenario and the SANDAG 2030 Forecast Scenario for Housing Units</u>	<u>3.18-4</u>
<u>3.18-2</u>	<u>Comparison between the Theoretical Build Out Scenario and the SANDAG 2030 Forecast Scenario for Total Non-Residential Square Feet.....</u>	<u>3.18-5</u>
<u>3.18-3</u>	<u>SANDAG 2030 Forecast for Civilian Employment</u>	<u>3.18-6</u>
5.1-1	Projections for the City of San Diego and San Diego County, 2004 and 2030.....	5-2
<u>5.2-1</u>	<u>Fleet Average GHG Exhaust Emission Requirements in CCR 13 1961.1</u>	<u>5.24</u>
<u>5.2-2</u>	<u>Sustainable Building Expedite Program Criteria.....</u>	<u>5-28</u>
<u>5.2-3</u>	<u>City of San Diego Greenhouse Gas Emissions 1990 <u>and</u> 2010 No Action</u>	<u>5-29<u>5</u></u>
<u>5.2-4<u>2</u></u>	<u>Greenhouse Gas Vehicle Emission Factors</u>	<u>5-29<u>5</u></u>
<u>5.2-5<u>3</u></u>	<u>Total Greenhouse Gas Emissions Reductions</u>	<u>5-30<u>26</u></u>
7.4-1	Comparison of Impacts by Alternative	7-27

LIST OF FIGURES
Found at End of Each Section

Figure

- 2.2-1 Planning Areas and Prospective Annexation Areas
- 2.2-2 Vicinity Map
- 2.2-3 Library Facilities 2004 Population Density
- 2.2-4 Library Facilities 2030 Population Density
- 2.2-5 Community Plan Designated Open Space and Parks Map
- 2.2-6 School Districts with Schools
- 2.2-7 Graduated Percentage Fire Response Time
- 2.2-8 Fire and Lifeguard Facilities
- 2.2-9 Police Facilities
- 2.2-10 2006 Police Response Times Priority E Calls
- 2.2-11 2006 Police Response Times Priority One Calls
- 2.4-1 Village Propensity
- 3.1-1 Existing Agricultural Resources
- 3.2-1 Air Basin and Monitoring Stations
- 3.3-1 Vegetation
- 3.3-2 Multi-Habitat Planning Area Boundaries
- 3.4-1 Geo-technical and Relative Risk Areas
- 3.5-1 Oil and Gas Wells**
- 3.5-12 Flood Hazard Areas**
- 3.5-23 High Fire Risk Areas**
- 3.5-34 Airport Locations *and Airport Influence Areas (AIA)***
- 3.5-45 San Diego International Airport-Lindbergh Field and NAS North Island Safety Zones**
- 3.5-56 MCAS Miramar & Montgomery Field Municipal Airport Safety Areas**
- 3.5-67 Brown Field Municipal Airport and Naval Outlying Field Imperial Beach Safety Areas**
- 3.5-8 MCAS Miramar AICUZ Study (2005) Accident Potential Zones & Restrictive Use Easements**
- 3.5-9 Code of Federal Regulations, Title 14, Part 77 Noticing Surfaces (100:1)**
- 3.7-1 Storm Drains and County Watersheds
- 3.7-2 City of San Diego Surface and Receiving Water System
- 3.8-1 General Plan Land Use and Street System Map
- 3.8-2 Community Typologies
- 3.8-3 Coastal Zone Boundaries
- 3.8-4 Military Installations
- 3.8-5 Habitat Conservation Planning Areas
- 3.9-1 Generalized Mineral Land Classification
- 3.10-1 Typical Noise Levels for Common Transit and Non-Transit Sources *(see p. 3.10-3)***
- 3.10-2 San Diego International Airport-Lindbergh Field and NAS North Island *Existing* Airport Noise Contours**
- 3.10-3 MCAS Miramar and Montgomery Field Municipal *Existing* Airport Noise Contours**
- 3.10-4 Brown Field Municipal Airport and Naval Outlying Field Imperial Beach *Existing* Airport Noise Contours**

- 3.10-5 San Diego International Airport-Lindbergh Field and NAS North Island Projected Airport Noise Contours
- 3.10-6 MCAS Miramar and Montgomery Field Municipal Airport Projected Airport Noise Contours
- 3.10-7 Brown Field Municipal Airport and Naval Outlying Field Imperial Beach Projected Airport Noise Contours
- 3.10-8 San Diego International Airport, Airport Land Use Compatibility Plan Noise Contours**
- 3.10-9 Brown Field Airport Land Use Compatibility Plan Noise Contours**
- 3.10-10 MCAS Miramar and Montgomery Field Airport Land Use Compatibility Plan Noise Contours**
- 3.14-1 Wastewater Facilities
- 3.14-2 Solid Waste Facilities
- 3.14-3 Gas and Electric Substations and Transmission Lines
- 3.15-1 Existing and Proposed Bikeways
- 3.15-2 Transit Land Use Connections
- 3.15-3 Existing and Planned Circulation
- 3.15-4 Existing Level of Service (Year 2005)
- 3.15-5 Year 2006 Transportation System
- 3.15-6 Year 2030 Transportation System
- 3.15-7 Projected Level of Service (Year 2030)
- 3.16-1 Steep Slopes and 200 Ft. Contours
- 3.16-2 Redevelopment Project Areas

ACRONYM LIST

(A)	A logarithmic loudness scale is used to characterize dB
AAQS	Ambient Air Quality Standards
ACOE	U.S. Army Corps of Engineers
ADD	Assistant Deputy Director
ADRP	Archaeological Data Recovery Program
ADT	Average Daily Trip
AF/day	Acre-Feet per Day
AIA	Airport Influence Area
ALUCP	Airport Land Use Compatibility Plan
APZ	Accident Potential Zones
ARB	Air Resources Board
ARDDRP	Archaeological Research Design and Data Recovery Program
Basin Plan	Water Quality Control Plan for the San Diego Basin
BI	Building Inspector
BMPs	Best Management Practices
CBC	California Building Code
CDFG	California Department of Fish and Game
CDS	Continuous Deflective Separation
CEQA	California Environmental Quality Act
CLUP	Comprehensive Land Use Plan
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CPA	Community Plan Amendment
CPCI	City Planning and Community Investment
CPIOZ	Community Plan Implementation Overlay Zone
CWA	Clean Water Act
cy	Cubic Yards
dB	Decibel
DSD	Development Services Department
EAS	Environmental Analysis Section
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ERM	Environmental Review Manager
ESD	Environmental Services Department
ESL	Environmentally Sensitive Lands
FAR	Floor Area Ratio
FAA	Federal Aviation Administration
FBA	Facilities Benefit Assessment
General Plan	City of San Diego Progress Guide and General Plan
HA	Hydrologic Area
HRG	Historical Resources Guidelines
HU	Hydrologic Unit
HUD	Department of Housing and Urban Development
I-5	Interstate 5

I-805	Interstate 805
JURMP	Jurisdiction Urban Runoff Management Plan
kWh	Kilowatt Hours
LDR	Land Development Review
LAFCO	Local Agency Formation Commission
LOS	Level of Service
MAF	Million Acre-Feet
MCAS	Marine Corps Air Station
Mgd	Million Gallons per Day
MHPA	Multi-Habitat Planning Area
MLD	Most Likely Descendent
MMC	Mitigation Monitoring Coordination
MMRP	Mitigation Monitoring and Reporting Plan
Mph	Miles per Hour
MSCP	Multiple Species Conservation Program
MSL	Mean Seal Level
MS4	Multiple Separate Storm Sewer System
MWD	Metropolitan Water District
MWWD	Metropolitan Wastewater Department
NAAQS	National Ambient Air Quality Standards
NAAS	Native American Heritage Commission
NAS	Naval Air Station
NCCP	Natural Communities Conservation Plan
NOP	Notice of Preparation
NO _x	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
PDP	Planned Development Permit
PFFP	Public Facilities Financing Plan
PI	Principal Investigator
RAQS	Regional Air Quality Strategies
RE	Resident Engineer
ROG	Reactive Organic Gases
RSA	Regionally Significant Arterial
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SB	Senate Bill
SCAB	Scout Coast (Los Angeles) Air Basin
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDCWA	San Diego County Water Authority
SDG&E	San Diego Gas and Electric
SDP	Site Development Permit
SDUSD	San Diego Unified School District
SIP	State Implementation Plan
SUSMP	Standard Urban Storm Water Mitigation Plan
SWPPP	Storm Water Pollution Prevention Plan

SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solids
TIA	Traffic Impact Analysis
TM	Tentative Map
UCP	University Community Plan
UFC	Uniform Fire Code
USFWS	United States Fish and Wildlife Service
UTC	University Town Center
V/C	Volume to Capacity
WURMP	Watershed Urban Runoff Management Program